

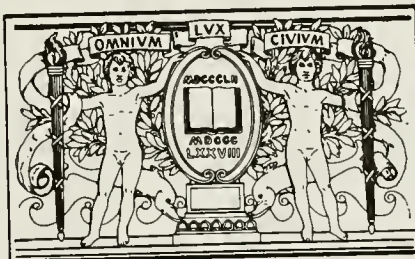
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MEMORANDUM

TO Mace Wenniger, Executive Director, Planning Department
DATE February 17, 1966
FROM Mark S. Taylor, Chief Planner II
cc John Stainton, Director of Renewal Planning
SUBJ Assessment Data Summaries - Back Bay Study Area

The following block summaries and selected parcel listings are an interim compilation of assessment data findings for the Back Bay Study Area.

Ten specific ranges of data are presented --- six summaries organized by Assessor's Blocks, followed by four selected data listings on a per-parcel or per-address basis. Additional material, noted below, will be prepared in the near future.

The following notes briefly outline data sources, methodology, and other general aspects of interest to recipients of this material. I assume that the explanatory titles, data captions and footnotes provided within each data listing adequately define each data summary.

Data Sources:

With the one exception of Property Sales data, all material is based on City of Boston Assessing Department records as maintained on the third floor of City Hall Annex. Most of the original data was transcribed during September-October 1965, which provides an effective data date of approximately June-July 1965. Revised data for Mass. Turnpike properties and immediately adjacent blocks was recently obtained, dated January 1966.

Complete and specific parcel data was obtained throughout the subject area but for two minor "parcels", namely: 1) that section of Mass. Turnpike ROW west of Massachusetts Avenue, and; 2) a small section of R. R. trackage area immediately east of the (New Haven) Back Bay Station. For each minor segment a square footage determination was made by scale measure from 100' photogrammetric plates, and a \$ land value assigned on the basis of abutting parcels under similar ownership and use.

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Geographic Coverage:

Data coverage is maintained throughout the so-called Back Bay Study Area, covering most of the original GNRP, (but for recent Parker Hill-Fenway commitments east of Mass. Avenue), plus area extensions to the east, north of Columbus Avenue, to Charles Street - Park Square and also to the west, north of Boylston Street, to Charlesgate - East.

Geographic coverage is precisely shown on the accompanying 200' scale Block-Parcel Reference map.

Data Detail and Aggregation:

Original data was, of necessity, transcribed and compiled from data stock organized by -- and limited to -- a per-parcel level of detail. But for selected area totals, data aggregation is limited to Assessor's Blocks, or "half blocks" (typically a north vs. south separation), as outlined by yourself.

Parcel Data Availability:

Copies of all original parcel data (1965) can be made available by Xerox reproduction upon special request. Also, most "developed" data items (ratios, percentages, etc.) presented herein per block can be made available by similar reproduction from hand-written listings on a per-parcel basis. The one exception is Time-Series data which was transcribed and compiled on ledger sheets with but one copy within the files of the Planning Analysis Section.

Next Steps:

The following additional tabular summaries will be prepared in the near future, namely:

- 1) Building Footage Ratios, related to Assessment Data and
- 2) Total Assessed Value Increases, by block, 1960-1965 (single year Time-Series).

Also, a letter-size Block Reference Map will be prepared for distribution and inclusion within this material.

Personnel:

The bulk of staff data compilation and development was done under my general supervision by Mary Tompkins and Mary Ann Sammartino, Development Assistant(s).

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Assessment Totals, 1965, by Block

Renewal Planning
Back Bay Study
February 14, 1966

No. of Parcels, Area, Land-Building-Total A.V.

Block	No. of Parcels	Total Sq.Ft.	Assessed Values		
			\$ Land	\$ Bldg.	\$ Total
1-1	16	70,328	300,100	731,400	1,031,500
1-2-N	27	66,683	187,300	592,800	780,100
"-S	22	66,728	322,700	949,300	1,272,000
1-3-N	20	66,906	289,100	628,100	917,200
"-S	14	74,246	410,000	433,000	843,000
1-4-N	18	61,370	205,200	389,700	594,900
"-S	18	68,225	312,700	714,300	1,027,000
1-5-N	27	61,336	109,700	561,300	671,000
"-S	23	61,438	185,000	428,500	613,500
1-6	20	87,520	363,200	956,800	1,320,000
1-7	27	92,506	343,700	617,800	961,500
1-8-N	25	61,376	125,900	650,100	776,000
"-S	21	61,228	179,600	572,400	752,000
1-9-N	25	61,372	146,400	479,600	626,000
"-S	18	68,224	312,800	376,800	689,600
1-10-N	20	59,052	157,400	474,600	632,000
" -S	14	65,735	337,100	346,400	683,500
1-11-N	20	59,134	128,200	816,800	945,000
" -S	19	59,136	171,100	586,900	758,000
1-12	15	89,614	377,600	1,567,400	1,945,000
1-13	19	91,436	252,500	1,439,500	1,692,000
1-14-N	27	67,479	117,900	541,100	659,000



<u>Block</u>	<u>No. of Parcels</u>	<u>Total Sq.Ft.</u>	<u>Assessed Values</u>		
			<u>\$ Land</u>	<u>\$ Bldg.</u>	<u>\$ Total</u>
1-14-S	28	67,233	147,100	490,500	637,600
1-15-N	23	67,258	155,700	672,800	828,500
" -S	19	74,780	204,800	762,200	967,000
1-16-N	25	56,069	96,400	391,100	487,500
" -S	15	62,250	180,600	397,400	578,000
1-17-N	24	55,888	97,000	393,000	490,000
" -S	24	55,465	96,900	433,600	530,500
1-18	18	77,721	214,400	538,600	753,000
1-19	13	59,250	149,800	375,400	525,200
1-20-N	17	42,000	74,600	329,900	404,500
" -S	18	41,999	70,700	396,300	467,000
1-21-N	19	42,000	61,200	248,300	309,500
" -S	11	46,915	131,000	328,500	459,500
1-22-N	24	71,678	170,400	502,600	673,000
" -S	21	79,679	271,700	726,800	998,500
1-23-N	25	71,679	166,000	551,500	717,500
" -S	26	71,685	143,900	533,400	677,300
1-24	22	97,318	381,300	570,200	951,500
2-1 -N	23	74,171	304,600	546,700	851,300
" -S	9	66,869	1,172,400	1,397,600	2,570,000
2-2 -N	19	66,746	1,079,000	985,000	2,064,000
" -S	13	66,737	1,397,300	647,700	2,045,000

<u>Block</u>	<u>No. of Parcels</u>	<u>Total Sq.Ft.</u>	<u>Assessed Values</u>		
			<u>\$ Land</u>	<u>\$ Bldg.</u>	<u>\$ Total</u>
2-3A	10	51,705	885,200	116,600	1,001,800
2-3B	15	48,607	1,289,500	796,500	2,086,000
2-3C	13	76,047	2,657,800	803,200	3,461,000
2-4A	1	80,302	1,766,600	5,433,400	7,200,000
2-4B	1	45,440	1,136,000	3,464,000	4,600,000
2-4C	4	161,653	2,952,900	5,725,900	8,678,800
2-4D	7	54,448	481,800	1,436,200	1,918,000
2-9	2	36,220	442,200	282,800	725,000
2-10,11A	4	40,155	95,500	--	95,500
2-12-N	6	81,451	1,273,700	2,561,900	3,835,600
" -S	11	29,528	159,200	325,200	484,400
2-13	1	159,901	2,558,400	19,341,600	21,900,000
2-14	1	56,541	565,400	814,600	1,380,000
2-15	8	68,522	1,660,300	1,968,700	3,629,000
2-16	2	131,523	2,323,600	7,676,400	10,000,000
2-17-N	19	68,203	234,000	877,300	1,111,300
" -S	16	61,413	725,200	821,800	1,547,000
2-18-N	15	68,215	284,900	409,100	694,000
" -S	18	61,374	569,700	767,300	1,337,000
2-19-N	16	61,380	712,500	736,600	1,449,100
" -S	12	61,376	963,100	1,511,900	2,475,000
2-20,20 $\frac{1}{2}$	1	28,399	852,000	--	852,000



<u>Block</u>	<u>No. of Parcels</u>	<u>Total Sq.Ft.</u>	<u>Assessed Values</u>		
			<u>\$ Land</u>	<u>\$ Bldg.</u>	<u>\$ Total</u>
2-21,22	1	45,642	1,369,400	530,600	1,900,000
2-23	3	72,549	1,115,800	1,400	1,117,200
2-23A	4	54,812	751,200	1,471,200	2,222,400
2-24	2	74,978	1,715,100	2,884,900	4,600,000
2-25	1	5,380	161,400	--	161,400
2-26	2	108,881	657,600	--	657,600
2-27	1	32,854	328,000	--	328,000
2-27A,11B	1	391,486	898,000	--	898,000
2-28	9	42,450	424,700	388,300	813,000
2-29	5	125,084	2,789,700	2,321,300	5,111,000
2-30-N	15	59,246	381,800	395,200	777,000
" -S	11	59,136	868,200	583,200	1,451,400
Pt2-30AAE	1	15,600	187,200	287,800	475,000
2-31-N	11	65,719	287,000	702,000	989,000
" -S	20	59,108	452,700	211,300	664,000
2-32-N	24	74,634	181,000	540,500	721,500
" -S	19	67,212	324,800	417,200	742,000
2-33-N	15	67,139	360,100	560,200	920,300
" -S	12	67,198	442,100	742,400	1,184,500
2-34-N	14	62,247	169,400	559,600	729,000
" -S	24	56,007	120,300	368,200	488,500
2-35-N	23	56,002	121,500	376,000	497,500

<u>Block</u>	<u>No. of Parcels</u>	<u>Total Sq.Ft.</u>	<u>Assessed Values</u>		
			<u>\$ Land</u>	<u>\$ Bldg.</u>	<u>\$ Total</u>
2-35-S	14	55,945	218,700	718,000	936,700
3-1B	1	17,925	179,000	221,000	400,000
3-7	26	58,242	82,900	92,200	175,100
3-8 -N	7	39,601	107,100	386,900	494,000
" -S	13	75,768	87,900	231,600	319,500
3-11A-N	2	34,012	127,000	--	127,000
" -S	9	22,056	45,600	182,500	228,100
3-12-N	16	58,267	218,500	169,500	388,000
" -S	22	48,648	97,400	131,500	228,900
5-6 -E	11	18,797	25,000	66,000	91,000
" -W	11	24,944	71,000	60,000	131,000
5-7	16	51,217	65,100	130,400	195,500
5-8	19	51,737	66,300	161,700	228,000
5-9	24	52,184	61,900	116,600	178,500
5-10	27	45,563	73,200	89,300	162,500
5-12 -N	15	56,004	186,000	252,000	438,000
" -S	19	46,780	89,300	136,900	226,200
5-13 -N	3	70,413	264,400	547,100	811,500
" -S	21	58,595	114,400	125,100	239,500
" -W	9	21,488	195,200	103,300	298,500
5-26	23	124,930	636,700	568,100	1,204,800
5-27 -N	24	79,673	271,100	654,400	925,500

Assessment Totals, 1965, by Block
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Back Bay Study
February 14, 1966

<u>Block</u>	<u>No. of Parcels</u>	<u>Total Sq.Ft.</u>	<u>Assessed Values</u>		
			<u>\$ Land</u>	<u>\$ Bldg.</u>	<u>\$ Total</u>
5-27 -S	19	71,630	226,100	354,500	580,600
5-28 -N	13	46,584	117,300	369,200	486,500
" -S	19	41,398	89,600	281,500	371,100
5-29 -N	18	43,000	87,900	204,300	292,200
" -S	9	42,134	151,900	316,900	468,800
9-H,10-1	3	195,594	1,156,100	105,900	1,262,000
9-H ²	11	99,605	414,400	968,100	1,382,500
10-2	18	174,337	1,134,400	2,653,000	3,787,400
10-3	35	103,796	488,000	769,500	1,257,500
10-4 -N	21	67,887	302,200	753,700	1,055,900
" -S	20	46,642	127,400	370,100	497,500
11-1	11	75,736	349,900	845,100	1,195,000
GRAND TOTAL	1,821	8,235,361	58,727,400	109,421,900	168,149,300

Ratable - Exempt Values, 1965 - By Block

Renewal Planning
Back Bay Study
January 17, 1966

No. of Parcels, Total \$ A.V.

Block	All Parcels		Tax-Ratable Parcels		Tax-Exempt Parcels	
	#	Tot. Value	#	Tot. Value	#	Tot. Value
1-1	16	1,031,500	5	290,000	11	741,500
1-2-N	27	780,100	20	621,000	7	159,100
" -S	22	1,272,000	21	1,247,000	1	25,000
1-3-N	20	917,200	17	596,000	3	321,200
" -S	14	843,000	8	408,000	6	435,000
1-4-N	18	594,900	15	345,000	3	249,900
" -S	18	1,027,000	15	902,000	3	125,000
1-5-N	27	671,000	25	637,000	2	34,000
" - S	23	613,500	19	502,000	4	111,500
1-6	20	1,320,000	17	1,020,000	3	300,000
1-7	27	961,500	25	903,500	2	58,000
1-8-N	25	776,000	25	776,000	--	--
" - S	21	752,000	19	689,000	2	63,000
1-9-N	25	626,000	24	576,000	1	50,000
" - S	18	689,600	14	552,600	4	137,000
1-10-N	20	632,000	18	507,000	2	125,000
" - S	14	683,500	13	658,500	1	25,000
1-11-N	20	945,000	20	945,000	--	--
" - S	19	758,000	17	537,000	2	221,000
1-12	15	1,945,000	15	1,945,000	--	--
1-13	19	1,692,000	19	1,692,000	--	--
1-14-N	27	659,000	26	624,000	1	35,000

Ratable - Exempt Values, 1965 - By Block

Renewal Planning
Back Bay Study
January 17, 1966

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Block	All Parcels		Tax-Ratable Parcels		Tax-Exempt Parcels	
	#	Tot. Value	#	Tot. Value	#	Tot. Value
1-14-S	28	637,600	25	604,000	3	33,600
1-15-N	23	828,500	23	828,500	--	--
" - S	19	967,000	18	932,000	1	35,000
1-16-N	25	487,500	24	481,500	1	6,000
" - S	15	578,000	10	364,000	5	214,000
1-17-N	24	490,000	24	490,000	--	--
" - S	24	530,500	24	530,500	--	--
1-18	18	753,000	18	753,000	--	--
1-19	13	525,200	13	525,200	--	--
1-20-N	17	404,500	17	404,500	--	--
" - S	18	467,000	17	457,000	1	10,000
1-21-N	19	309,500	19	309,500	--	--
" - S	11	459,500	8	374,500	3	85,000
1-22-N	24	673,000	24	673,000	--	--
" - S	21	998,500	11	580,000	10	418,500
1-23-N	25	717,500	25	717,500	--	--
" - S	26	677,300	26	677,300	--	--
1-24	22	951,500	18	646,500	4	305,000
2-1-N	23	851,300	22	826,300	1	25,000
" - S	9	2,570,000	8	2,120,000	1	450,000
2-2-N	19	2,064,000	18	1,929,000	1	135,000
" - S	13	2,045,000	11	1,295,000	2	750,000

Ratable - Exempt Values, 1965 - By Block

Renewal Planning
Back Bay Study
January 17, 1966

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Block	All Parcels		Tax-Ratable Parcels		Tax-Exempt Parcels	
	#	Tot. Value	#	Tot. Value	#	Tot. Value
2-3-A	10	1,001,800	10	1,001,800	--	--
" - B	15	2,086,000	12	1,693,000	3	393,000
" - C	13	3,461,000	13	3,461,000	--	--
2-4-A	1	7,200,000	1	7,200,000	--	--
" - B	1	4,600,000	1	4,600,000	--	--
" - C	4	8,678,800	4	8,678,800	--	--
" - D	7	1,918,000	6	944,000	1	974,000
2-9	2	725,000	2	725,000	--	--
2-10-11-A	4	95,500	3	72,500	1	23,000
2-12-N	6	3,835,600	4	2,385,600	2	1,450,000
2-12-S	11	484,400	11	484,400	--	--
2-13	1	21,900,000	1	21,900,000	--	--
2-14	1	1,380,000	--	--	1	1,380,000
2-15	8	3,629,000	8	3,629,000	--	--
2-16	2	10,000,000	2	10,000,000	--	--
2-17-N	19	1,111,300	19	1,111,300	--	--
" - S	16	1,547,000	12	639,500	4	907,500
2-18-N	15	694,000	9	326,000	6	368,000
" - S	18	1,337,000	17	1,302,000	1	35,000
2-19-N	16	1,449,100	14	1,029,100	2	420,000
" - S	12	2,475,000	9	2,300,500	3	174,500
2-20-20 $\frac{1}{2}$	1	852,000	--	--	1	852,000

Ratable - Exempt Values, 1965 - By Block

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Renewal Planning
Back Bay Study
January 17, 1966

Block	All Parcels		Tax-Ratable Parcels		Tax-Exempt Parcels	
	#	Tot. Value	#	Tot. Value	#	Tot. Value
2-21-22	1	1,900,000	--	--	1	1,900,000
2-23	3	1,117,200	3	1,117,200	--	--
" - A	4	2,222,400	3	722,400	1	1,500,000
2-24	2	4,600,000	2	4,600,000	--	--
2-25	1	161,400	--	--	1	161,400
2-26	2	657,600	1	1,100	1	656,500
2-27	1	328,000	--	--	1	328,000
" - A, 11B	1	898,000	--	--	1	898,000
2-28	9	813,000	9	813,000	--	--
2-29	5	5,111,000	3	100,000	2	5,011,000
2-30-N	15	777,000	13	577,000	2	200,000
" - S	11	1,451,400	9	661,400	2	790,000
PT2-30-AAE	1	475,000	1	475,000	--	--
2-31-N	11	989,000	11	989,000	--	--
" - S	20	664,000	19	629,000	1	35,000
2-32-N	24	721,500	22	683,500	2	38,000
" - S	19	742,000	18	442,000	1	300,000
2-33-N	15	920,300	9	604,000	6	316,300
" - S	12	1,184,500	12	1,184,500	--	--
2-34-N	14	729,000	12	379,000	2	350,000
" - S	24	488,500	24	488,500	--	--
2-35-N	23	497,500	20	455,500	3	42,000

Ratable - Exempt Values, 1965 - By Block

Renewal Planning
Back Bay Study
January 17, 1966

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Block		All Parcels		Tax-Ratable Parcels		Tax-Exempt Parcels	
		#	Tot. Value	#	Tot. Value	#	Tot. Value
2-35	-S	14	936,700	13	676,700	1	260,000
3-1	-B	1	400,000	1	400,000	--	--
3-7		26	175,100	26	175,100	--	--
3-8	-N	7	494,000	7	494,000	--	--
"	-S	13	319,500	13	319,500	--	--
*3-11A	-N	2	127,000	--	--	2	127,000
"	-S	9	228,100	7	225,200	2	2,900
*3-12	-N	16	388,000	14	336,500	2	51,500
"	-S	22	228,900	22	228,900	--	--
5-6	-E	11	91,000	11	91,000	--	--
*5-6	-W	11	131,000	11	131,000	--	--
5-7		16	195,500	16	195,500	--	--
5-8		19	228,000	18	219,000	1	9,000
5-9		24	178,500	24	178,500	--	--
5-10		27	162,500	27	162,500	--	--
*5-12	-N	15	438,000	15	438,000	--	--
"	-S	19	226,200	19	226,200	--	--
*5-13	-N	3	811,500	3	811,500	--	--
"	-S	21	239,500	20	143,000	1	96,500
*5-13	-W	9	298,500	9	298,500	--	--
5-26		23	1,204,800	16	558,500	7	646,300
5-27	-N	24	925,500	22	834,500	2	91,000

Ratable - Exempt Values, 1965 - By Block

Renewal Planning
Back Bay Study
January 17, 1966

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<u>Block</u>	<u>All Parcels</u>		<u>Tax-Ratable Parcels</u>		<u>Tax-Exempt Parcels</u>	
	<u>#</u>	<u>Tot. Value</u>	<u>#</u>	<u>Tot. Value</u>	<u>#</u>	<u>Tot. Value</u>
5-27 -S	19	580,600	19	580,600	--	--
5-28 -N	13	486,500	12	471,500	1	15,000
" -S	19	371,100	19	371,100	--	--
5-29 -N	18	292,200	14	232,000	4	60,200
" -S	9	468,800	7	272,500	2	196,300
9-H, 10-1	3	1,262,000	2	171,900	1	1,090,100
9-H2	11	1,382,500	10	682,500	1	700,000
10-2	18	3,787,400	16	3,706,400	2	81,000
10-3	35	1,257,500	27	855,500	8	402,000
10-4 -N	21	1,055,900	19	640,900	2	415,000
" -S	20	497,500	20	497,500	--	--
11-1	11	1,195,000	11	1,195,000	--	--
GRAND TOTAL	1,821	168,149,300	1,632	138,719,000	182	29,430,300

Standard Assessment Ratios by Block - Page 1
Land, Bldg., and Total A.V. per Sq. Ft. Land
Bldg. \$ as Per cent of Total A.V.

Renewal Planning
Back Bay Study
January 25, 1966

<u>Block</u>	<u>Assessed Values per sq. ft. land</u>			<u>% Bldg. Assess.</u>
	<u>\$ Land</u>	<u>\$ Bldg.</u>	<u>\$ Total</u>	
1-1	4.27	10.41	14.68	70.9
1-2-N	2.80	8.88	11.69	75.9
" -S	4.83	14.22	19.06	74.6
1-3-N	4.32	9.38	13.70	68.4
" -S	5.52	5.83	11.35	51.3
1-4-N	3.34	6.35	9.69	65.5
" -S	4.58	10.46	15.05	69.5
1-5-N	1.78	9.15	10.93	83.6
" -S	3.01	6.97	9.98	69.8
1-6	4.14	10.93	15.08	72.4
1-7	3.71	6.67	10.39	64.2
1-8-N	2.05	10.59	12.64	83.7
" -S	2.93	9.34	12.28	76.1
1-9-N	2.38	7.81	10.20	76.6
" -S	4.58	5.52	10.10	54.6
1-10-N	2.66	8.03	10.70	75.0
" -S	5.12	5.26	10.39	50.6
1-11-N	2.16	13.81	15.98	86.4
" -S	2.89	9.92	12.81	77.4
1-12	4.21	17.49	21.70	80.5
1-13	2.76	15.74	18.50	85.0
1-14-N	1.74	8.01	9.76	82.1

Block	Assessed Values per sq. ft. land			% Bldg. Assess.
	<u>\$ Land</u>	<u>\$ Bldg.</u>	<u>\$ Total</u>	
1-14-S	2.18	7.29	9.48	76.9
1-15-N	2.31	10.00	12.31	81.2
" -S	2.73	10.19	12.93	78.8
1-16-N	1.71	6.97	8.69	80.2
" -S	2.90	6.38	9.28	68.7
1-17-N	1.73	7.03	8.76	80.2
" -S	1.74	7.81	9.56	81.7
1-18	2.75	6.92	9.68	71.5
1-19	2.52	6.33	8.86	71.4
1-20-N	1.77	7.85	9.63	81.5
" -S	1.68	9.43	11.11	84.8
1-21-N	1.45	5.91	7.36	80.2
" -S	2.79	7.00	9.79	71.4
1-22-N	2.37	7.01	9.38	74.6
" -S	3.40	9.12	12.53	72.7
1-23-N	2.31	7.69	10.00	76.8
" -S	2.00	7.44	9.44	78.7
1-24	3.91	5.85	9.77	59.9
2-1-N	4.10	7.37	11.47	64.2
" -S	17.53	20.90	38.43	54.3
2-2-N	16.16	14.75	30.92	47.7
" -S	20.93	9.70	30.64	31.6

<u>Block</u>	<u>Assessed Values per sq. ft. Land</u>			<u>% Bldg. Assess.</u>
	<u>\$ Land</u>	<u>\$ Bldg.</u>	<u>\$ Total</u>	
2-3A	17.12	2.25	19.37	11.6
2-3B	26.52	16.38	42.91	38.1
2-3C	34.94	10.56	45.51	23.2
2-4A	21.99	67.66	89.66	75.4
2-4B	25.00	76.23	101.23	75.3
2-4C	18.26	35.42	53.68	65.9
2-4D	8.84	26.37	35.23	74.8
2-9	12.20	7.80	20.01	39.0
2-10, 11A	2.37	--	2.37	--
2-12-N	15.63	31.45	47.68	66.7
" -S	1.43	2.94	4.36	67.1
2-13	15.99	120.95	136.95	88.3
2-14	9.99	14.40	24.40	59.0
2-15	24.23	28.73	52.96	54.2
2-16	17.66	58.36	76.03	76.7
2-17-N	3.43	12.86	16.29	78.9
" -S	11.80	13.38	25.19	53.1
2-18-N	4.17	5.99	10.17	58.9
" -S	9.28	12.50	21.78	57.3
2-19-N	11.60	12.00	23.60	50.8
" -S	15.69	24.63	40.32	61.0
2-20, 20 $\frac{1}{2}$	30.00	--	30.00	--

<u>Block</u>	<u>Assessed Values per sq. ft. Land</u>			<u>% Bldg. Assess.</u>
	<u>\$ Land</u>	<u>\$ Bldg.</u>	<u>\$ Total</u>	
2-21, 22	30.00	11.62	41.62	27.9
2-23	15.37	.01	15.39	.1
2-23A	13.70	26.84	40.54	66.1
2-24	22.87	38.47	61.35	62.7
2-25	30.00	--	30.00	--
2-26	6.03	--	6.03	--
2-27	9.98	--	9.98	--
2-27A, 11B	2.29	--	2.29	--
2-28	10.00	9.14	19.15	47.7
2-29	22.30	18.55	40.86	45.4
2-30-N	6.44	6.67	13.11	50.8
" -S	14.68	9.86	24.54	40.1
PT2-30AAE	12.00	18.44	30.44	60.5
2-31-N	4.36	10.68	15.04	70.9
" -S	7.65	3.57	11.23	31.8
2-32-N	2.42	7.24	9.66	74.9
" -S	4.83	6.20	11.03	56.2
2-33-N	5.36	8.34	13.70	60.8
" -S	6.57	11.04	17.62	62.6
2-34-N	2.72	8.98	11.71	76.7
" -S	2.14	6.57	8.72	75.3
2-35-N	2.16	6.71	8.88	75.5

<u>Block</u>	<u>Assessed Values per sq. ft. Land</u>			<u>% Bldg. Assess.</u>
	<u>\$ Land</u>	<u>\$ Bldg.</u>	<u>\$ Total</u>	
2-35-S	3.90	12.83	16.74	76.6
3-1B	9.98	12.32	22.31	55.2
3-7	1.42	1.58	3.00	52.6
3-8-N	2.70	9.76	12.47	78.3
" -S	1.16	3.05	4.21	72.4
3-11A-N	3.73	--	3.73	--
" -S	2.06	8.27	10.34	80.0
3-12-N	3.74	2.90	6.65	43.6
" -S	2.00	2.70	4.70	57.4
5-6-E	1.32	3.51	4.84	72.5
" -W	2.84	2.40	5.25	45.8
5-7	1.27	2.54	3.81	66.7
5-8	1.28	3.12	4.40	70.9
5-9	1.18	2.23	3.42	65.3
5-10	1.60	1.95	3.56	54.9
5-12-N	3.32	4.49	7.82	57.5
" -S	1.90	2.92	4.83	60.5
5-13-N	3.75	7.76	11.52	67.4
" -S	1.95	2.13	4.08	52.2
5-13-W	9.08	4.80	13.89	34.6
5-26	5.09	4.54	9.64	47.1
5-27-N	3.40	8.21	11.61	70.7

<u>Block</u>	<u>Assessed Values per sq. ft. Land</u>			<u>% Bldg. Assess.</u>
	<u>\$ Land</u>	<u>\$ Bldg.</u>	<u>\$ Total</u>	
5-27-S	3.15	4.94	8.10	61.0
5-28-N	2.51	7.92	10.44	75.8
" -S	2.16	6.79	8.96	75.8
5-29-N	2.04	4.75	6.79	69.9
" -S	3.60	7.52	11.12	67.5
9-H, 10-1	5.91	.54	6.45	8.3
9-H ²	4.16	9.71	13.87	70.0
10-2	6.50	15.21	21.72	70.0
10-3	4.70	7.41	12.11	61.1
10-4-N	4.45	11.10	15.55	71.3
" -S	2.73	7.93	10.66	74.3
11-1	4.61	11.15	15.77	70.7

Sales/Assessment Ratios, by Block,
based on 1963-65 Sales*
Estimated Average Purchase Price, by Block,
(S/A Ratio X Tot. \$ A.V./Sq. Ft. Land)

Renewal Planning
Back Bay Study
February 16, 1966

<u>Block</u>	<u>No. of Sales</u>	<u>Total \$ Sales</u>	<u>Total \$ A.V.</u>	<u>S/A Ratio</u>	<u>Tot. \$A.V./ Sq. Ft. Land</u>	<u>Estimated Purchase Price</u>
1-1	3	547,000	173,000	3.16	14.68	46.38
1-2-N	2	115,500	38,000	3.03	11.69	35.42
" -S	4	183,500	88,000	2.08	19.06	39.64
1-3-N	1	45,000	20,000	2.25	13.70	30.82
" -S	1	105,000	45,000	2.33	11.35	26.44
1-4-N	3	113,500	55,000	2.06	9.69	19.96
" -S	2	471,000	228,000	2.06	15.05	31.00
1-5-N	4	282,000	98,000	2.87	10.93	31.36
" -S	4	240,000	127,000	1.88	9.98	18.76
1-6	5	790,000	299,000	2.64	15.08	39.81
1-7	6	588,500	282,000	2.08	15.08	31.36
1-8-N	1	59,000	15,000	3.93	12.64	49.67
" -S	4	232,500	87,000	2.67	12.28	32.78
1-9-N	2	94,000	45,000	2.08	10.20	21.21
" -S	1	73,500	42,000	1.75	10.10	17.67
1-10-N	3	170,000	54,000	3.14	10.70	33.59
" -S	2	182,000	65,000	2.80	10.39	29.09
1-11-N	3	219,000	104,000	2.10	15.98	33.55
" -S	4	302,000	123,000	2.45	12.81	31.38
1-12	2	216,000	85,000	2.54	21.70	55.11
1-13	1	135,000	45,000	3.00	18.50	55.50
1-14-N	4	216,500	121,000	1.78	9.76	17.37

- * 1. When no sales occurred between 1963-65, 1960-62 data was used.
2. Tax-exempt and 2nd mortgage sales excluded.

<u>Block</u>	<u>No. of Sales</u>	<u>Total \$ Sales</u>	<u>Total \$ A.V.</u>	<u>S/A Ratio</u>	<u>Tot.\$ A.V./ Sq. Ft. Land</u>	<u>Estimated Purchase Price</u>
1-14-S	3	196,000	65,500	3.01	9.48	28.53
1-15-N	2	154,000	38,000	4.05	12.31	49.85
" -S	2	427,000	195,000	2.18	12.93	28.18
1-16-N	5	203,500	114,500	1.77	8.69	15.38
" -S	8	571,500	248,000	2.30	9.28	21.34
1-17-N	2	152,500	61,000	2.50	8.76	21.90
" -S	4	185,500	48,700	3.80	9.56	36.32
1-18	3	291,000	107,000	2.71	9.68	26.23
1-20-N	4	355,500	167,000	2.12	9.63	20.41
" -S	10	416,000	182,000	2.28	11.11	25.33
1-21-N	5	225,500	70,500	3.19	7.63	24.33
" -S	1	135,000	37,000	3.64	9.79	35.63
1-22-N	3	173,000	81,000	2.13	9.38	19.97
" -S	3	186,000	73,500	2.53	12.53	31.70
1-23-N	2	147,500	52,000	2.83	10.00	28.30
" -S	4	161,500	64,800	2.49	9.44	23.50
1-24	4	348,500	135,000	2.58	9.77	25.20
2-1 -N	3	205,000	65,000	3.15	11.47	36.13
" -S	1	200,000	235,000	.85	38.43	32.66
2-2 -N	2	375,000	256,000	1.46	30.92	45.14
2-3A	2	475,000	421,000	1.12	19.37	21.69
2-3B	1	85,000	100,000	.85	42.91	36.47

<u>Block</u>	<u>No. of Sales</u>	<u>Total \$ Sales</u>	<u>Total \$ A.V.</u>	<u>S/A Ratio</u>	<u>Tot \$ A.V./ Sq. Ft. Land</u>	<u>Estimated Purchase Price</u>
2-3C	2	390,000	420,000	.92	45.51	41.86
2-4D	1	61,500	42,000	1.46	35.23	51.43
2-12-S	1	18,000	13,000	1.38	4.36	6.01
2-15	2	445,000	305,000	1.45	52.96	76.79
2-17-N	2	142,500	55,000	2.59	16.29	42.19
" -S	2	255,000	230,000	1.10	25.19	27.70
2-18-N	1	114,000	50,000	2.28	10.17	23.18
" -S	3	950,000	560,000	1.69	21.78	36.80
2-19-N	3	292,000	180,000	1.62	23.60	38.23
" -S	1	405,000	258,000	1.56	40.32	62.89
2-23A	1	1,050,000	500,000	2.10	40.54	85.13
2-30-N	1	220,000	120,000	1.83	13.11	23.99
" -S	1	83,000	55,000	1.50	24.54	36.81
2-31-N	1	325,000	146,000	2.22	15.04	33.38
" -S	1	63,000	25,000	2.52	11.23	28.29
2-32-N	5	349,500	116,000	3.01	9.66	29.07
" -S	4	167,000	56,000	2.98	11.03	32.86
2-33-N	2	335,000	221,000	1.51	13.70	20.68
" -S	1	125,000	40,000	3.12	17.62	54.97
2-34-N	4	530,000	374,000	1.41	11.71	16.51
" -S	2	164,500	59,500	2.76	8.72	24.06
2-35-N	3	128,000	65,000	1.96	8.88	17.40

<u>Block</u>	<u>No. of Sales</u>	<u>Total \$ Sales</u>	<u>Total \$ A.V.</u>	<u>S/A Ratio</u>	<u>Tot. \$A.V./ Sq. Ft. Land</u>	<u>Estimated Purchase Price</u>
2-35-S	1	140,000	42,000	3.33	16.74	55.74
3-7	1	37,000	8,500	4.35	3.00	13.05
3-8 -N	1	65,000	45,000	1.44	12.47	17.95
" -S	2	43,000	13,500	3.18	4.21	13.38
3-11A-S	4	73,500	26,000	2.82	10.34	29.15
3-12-N	3	159,000	64,000	2.48	6.65	16.49
" -S	2	75,000	26,000	2.88	4.70	13.53
5-6 -E	2	20,500	12,500	1.64	4.84	7.93
" -W	1	120,000	70,000	1.71	5.25	8.97
5-7	3	58,500	26,500	2.20	3.81	7.62
5-8	3	43,000	16,100	2.67	4.40	11.74
5-9	4	69,500	28,900	2.40	3.42	8.20
5-10	7	118,000	48,000	2.45	3.56	8.72
5-12-N	1	200,000	55,000	3.63	7.82	28.38
" -S	7	238,500	95,000	2.51	4.83	12.12
5-13-N	2	186,700	125,500	1.48	11.52	17.04
" -S	1	15,500	6,500	2.38	4.08	9.71
" -W	1	19,000	18,000	1.05	13.89	14.58
5-26	4	160,500	73,000	2.19	9.64	21.11
5-27-N	3	690,000	283,000	2.43	11.61	28.21
" -S	5	196,500	86,500	2.27	8.10	18.38
5-28-N	1	355,000	80,000	4.43	10.44	46.24

<u>Block</u>	<u>No. of Sales</u>	<u>Total \$ Sales</u>	<u>Total \$ A.V.</u>	<u>S/A Ratio</u>	<u>Tot.\$A.V./ Sq. Ft. Land</u>	<u>Estimated Purchase Price</u>
5-28-S	2	64,000	19,000	3.36	8.96	30.10
5-29-N	4	109,000	54,000	2.01	6.79	13.64
" -S	1	27,500	20,000	1.37	11.12	15.23
10-2	2	550,000	265,000	2.07	21.72	44.96
10-3	3	119,500	40,000	2.98	12.11	36.08
10-4-N	3	202,000	80,000	2.52	15.55	39.18
" -S	1	50,500	20,000	2.52	10.66	26.86
11-1	2	664,500	245,000	2.71	15.77	42.73

- * 1. When no sales occurred between 1963-65, 1960-62 data was used.
- 2. Tax-exempt and 2nd mortgage sales excluded.

Assessed Values: 1955-1960-1965, by Block*

Renewal Planning
Back Bay Study
February 14, 1966

Total A.V., # and % Increase, 5 and 10 Year Intervals

Block	1955 \$ A.V.	1955-60 Increase	1960 \$ A.V.	1960-65 Increase	1965 \$ A.V.	1955-65 Increase
1-1	864,500	90,000 10%	954,500	77,000 8%	1,031,500	167,000 19%
1-2 -N	597,100	44,000 7%	641,100	139,000 21%	780,100	183,000 30%
" -S	1,130,500	55,500 4%	1,186,000	86,000 7%	1,272,000	141,500 12%
1-3 -N	617,100	224,100 36%	841,200	76,000 9%	917,200	300,100 48%
" -S	779,000	34,000 4%	813,000	30,000 3%	843,000	64,000 8%
1-4 -N	547,900	35,000 6%	582,900	12,000 2%	594,900	47,000 8%
" -S	975,000	-3,500 -.3%	971,500	55,500 5%	1,027,000	52,000 5%
1-5 -N	524,000	37,000 7%	561,000	110,000 19%	671,000	147,000 28%
" -S	491,500	33,000 6%	524,500	89,000 16%	613,500	122,000 24%
1-6	1,049,000	-15,000 1%	1,034,000	286,000 27%	1,320,000	271,000 25%
1-7	694,500	63,500 9%	758,000	203,500 26%	961,500	267,000 38%
1-8 -N	652,000	52,000 7%	704,000	72,000 10%	776,000	124,000 19%
" -S	620,000	85,000 13%	705,000	47,000 6%	752,000	132,000 21%
1-9 -N	510,500	43,000 8%	553,500	72,500 13%	626,000	115,500 22%
" -S	670,100	-7,500 -1%	662,600	27,000 4%	689,600	19,500 2%

* Mass. Turnpike blocks excluded.

<u>Block</u>	<u>1955 \$A.V.</u>	<u>1955-60 Increase</u>	<u>1960 \$A.V.</u>	<u>1960-65 Increase</u>	<u>1965 \$A.V.</u>	<u>1955-65 Increase</u>
1-10 -N	557,000	23,000 4%	580,000	52,000 8%	632,000	75,000 13%
" -S	776,500	-28,000 -3%	748,500	-65,000 -8%	683,500	-93,000 -11%
1-11 -N	706,000	94,000 13%	800,000	145,000 18%	945,000	239,000 33%
" -S	489,000	208,000 42%	697,000	61,000 8%	758,000	269,000 55%
1-12	1,745,000	43,000 2%	1,788,000	157,000 8%	1,945,000	200,000 11%
1-13	888,000	246,600 27%	1,134,600	557,400 49%	1,692,000	804,000 90%
1-14 -N	514,500	35,000 6%	549,500	109,500 19%	659,000	144,500 28%
" -S	449,100	111,000 24%	560,100	77,500 13%	637,600	188,500 41%
1-15 -N	548,000	86,000 15%	634,000	194,500 30%	828,500	280,500 51%
" -S	806,000	99,000 12%	905,000	62,000 6%	967,000	161,000 19%
1-16 -N	373,500	35,500 9%	409,000	78,500 19%	487,500	114,000 30%
" -S	492,000	27,000 5%	519,000	59,000 11%	578,000	86,000 17%
1-17 -N	361,500	46,000 12%	407,500	82,500 20%	490,000	128,500 35%
" -S	353,000	85,000 24%	438,000	92,500 21%	530,500	177,500 50%
1-18	582,000	118,000 20%	700,000	53,000 7%	753,000	171,000 29%

* Mass. Turnpike blocks excluded.

<u>Block</u>	<u>1955 \$ A.V.</u>	<u>1955-60 Increase</u>	<u>1960 \$ A.V.</u>	<u>1960-65 Increase</u>	<u>1965 \$ A.V.</u>	<u>1955-65 Increase</u>
1-19	434,200	31,000 7%	465,200	60,000 12%	525,200	91,000 20%
1-20 -N	311,500	60,000 19%	371,500	33,000 8%	404,500	93,000 29%
" -S	365,700	22,800 6%	388,500	78,500 20%	467,000	101,300 27%
1-21 -N	205,300	37,500 18%	242,800	66,700 27%	309,500	104,200 50%
" -S	400,000	5,000 1%	405,000	54,500 13%	459,500	59,500 14%
1-22 -N	529,000	56,500 10%	585,500	87,500 14%	673,000	144,000 27%
" -S	879,500	45,000 5%	924,500	74,000 8%	998,500	119,000 13%
1-23 -N	991,000	-335,500 -33%	655,500	62,000 9%	717,500	-273,500 -27%
" -S	511,000	76,800 15%	587,800	89,500 15%	677,300	166,300 32%
1-24	805,500	42,000 5%	847,500	104,000 12%	951,500	146,000 18%
2-1 -N	818,000	-34,000 -4%	784,000	67,300 8%	851,300	33,300 4%
" -S	2,700,000	125,000 4%	2,825,000	-255,000 -9%	2,570,000	-130,000 -4%
2-2 -N	2,237,000	-133,000 -5%	2,104,000	-40,000 -1%	2,064,000	-173,000 -7%
" -S	2,495,000	-415,000 -16%	2,080,000	-35,000 -1%	2,045,000	-450,000 -18%
2-3A	2,053,000	-490,000 -23%	1,563,000	-561,200 -35%	1,001,800	-1051,200 -51%

* Mass. Turnpike blocks excluded.

<u>Block</u>	<u>1955 \$ A.V.</u>	<u>1955-60 Increase</u>	<u>1960 \$ A.V.</u>	<u>1960-65 Increase</u>	<u>1965 \$ A.V.</u>	<u>1955-65 Increase</u>
2-3B	2,413,000	-338,000 -14%	2,075,000	11,000 .5%	2,086,000	-327,000 -13%
2-3C	4,177,000	-486,000 -11%	3,691,000	-230,000 -6%	3,461,000	-716,000 -17%
2-4A	7,500,000	-300,000 -4%	7,200,000	--	7,200,000	-300,000 -4%
2-4B	4,700,000	-100,000 -2%	4,600,000	--	4,600,000	-100,000 -2%
2-4C	5,320,400	3,133,400 58%	8,453,800	225,000 2%	8,678,800	3358,400 63%
2-4D	2,001,000	-74,000 -3%	1,927,000	-9,000 -.4%	1,918,000	-83,000 -4%
2-9	865,000	-180,000 -20%	685,000	40,000 5%	725,000	-140,000 -16%
2-10,11A	138,100	--	138,100	-42,600 -30%	95,500	-42,600 -30%
2-12 -N	3,759,600	26,000 .6%	3,785,600	50,000 1%	3,835,600	76,000 2%
" -S	478,400	1,000 .2%	479,400	5,000 1%	484,400	6,000 1%
2-13	24,000,000	-2100,000 -8%	21,900,000	--	21,900,000	-2100,000 -8%
2-14	604,000	776,000 128%	1,380,000	--	1,380,000	776,000 128%
2-15	2,656,100	812,900 30%	3,469,000	160,000 4%	3,629,000	972,900 36%
2-16	8,000,000	-700,000 -8%	7,300,000	2,700,000 36%	10,000,000	2,000,000 25%
2-17 -N	1,033,300	15,000 1%	1,048,300	63,000 6%	1,111,300	78,000 7%

* Mass. Turnpike blocks excluded.

<u>Block</u>	<u>1955 \$ A.V.</u>	<u>1955-60 Increase</u>	<u>1960 \$ A.V.</u>	<u>1960-65 Increase</u>	<u>1965 \$ A.V.</u>	<u>1955-65 Increase</u>
2-17 -S	1,297,000	-30,000 -2%	1,267,000	280,000 22%	1,547,000	250,000 19%
2-18 -N	621,000	21,000 3%	642,000	52,000 8%	694,000	73,000 11%
" -S	1,300,000	-25,000 -1%	1,275,000	62,000 4%	1,337,000	37,000 2%
2-19 -N	1,314,500	56,000 4%	1,370,500	78,600 5%	1,449,100	134,600 10%
" -S	1,672,000	-53,000 -3%	1,619,000	856,000 52%	2,475,000	803,000 48%
2-20,20 $\frac{1}{2}$	852,000	--	852,000	--	852,000	--
2-21,22	1,900,000	--	1,900,000	--	1,900,000	--
2-23	1,630,700	-255,000 -15%	1,375,700	-258,500 -18%	1,117,200	-513,500 -31%
2-23A	2,347,000	-89,500 -3%	2,257,500	-35,100 -1%	2,222,400	-124,600 -5%
2-24	4,400,000	200,000 4%	4,600,000	--	4,600,000	200,000 4%
2-25	161,400	--	161,400	--	161,400	--
2-28	733,000	85,000 11%	818,000	-5,000 -.6%	813,000	80,000 10%
2-29	5,283,000	--	5,283,000	-172,000 -3%	5,111,000	-172,000 -3%
2-30 -N	824,000	-37,000 -4%	787,000	-10,000 -1%	777,000	-47,000 -5%
" -S	1,598,000	-130,000 -8%	1,468,000	-16,600 -1%	1,451,400	-146,600 -9%
Pt2-30AAE	437,200	37,800 8%	475,000	--	475,000	37,800 8%

* Mass. Turnpike blocks excluded.

<u>Block</u>	<u>1955 \$ A.V.</u>	<u>1955-60 Increase</u>	<u>1960 \$ A.V.</u>	<u>1960-65 Increase</u>	<u>1965 \$ A.V.</u>	<u>1955-65 Increase</u>
2-31 -N	1,091,000	-126,000 -11%	965,000	24,000 2%	989,000	-102,000 -9%
" -S	718,000	-99,000 -13%	619,000	45,000 7%	664,000	-54,000 -7%
2-32 -N	564,000	51,500 9%	615,500	106,000 17%	721,500	157,500 27%
" -S	555,000	116,500 20%	671,500	70,500 10%	742,000	187,000 33%
2-33 -N	808,300	24,000 2%	832,300	88,000 10%	920,300	112,000 13%
" -S	1,085,000	10,500 .9%	1,095,500	89,000 8%	1,184,500	99,500 9%
2-34 -N	689,000	-13,000 -1%	676,000	53,000 7%	729,000	40,000 5%
" -S	343,000	89,000 25%	432,000	56,500 13%	488,500	145,500 42%
2-35 -N	393,000	43,000 10%	436,000	61,500 14%	497,500	104,500 26%
" -S	659,200	136,300 20%	795,500	141,200 17%	936,700	277,500 42%
3-1B	642,800	--	642,800	-242,800 -37%	400,000	-242,800 -37%
3-7	170,500	4,600 2%	175,100	--	175,100	4,600 2%
3-8 -N	474,000	-15,000 -3%	459,000	35,000 7%	494,000	20,000 4%
" -S	316,500	--	316,500	3,000 .9%	319,500	3,000 .9%
3-11A-S	245,200	-27,700 -11%	217,500	10,600 4%	228,100	-17,100 -6%

* Mass. Turnpike blocks excluded

<u>Block</u>	<u>1955 \$ A.V.</u>	<u>1955-60 Increase</u>	<u>1960 \$ A.V.</u>	<u>1960-65 Increase</u>	<u>1965 \$ A.V.</u>	<u>1955-65 Increase</u>
3-12 -N	398,500	-35,500 -8%	363,000	25,000 6%	388,000	-10,000 -2%
" -S	203,500	-1,000 -.4%	202,500	26,400 13%	228,900	25,400 12%
5-6 -E	91,000	--	91,000	--	91,000	--
5-6 -W	135,000	-4,000 -2%	131,000	--	131,000	-4,000 -2%
5-7	195,500	--	195,500	--	195,500	--
5-8	229,000	--	229,000	-1,000 -.4%	228,000	-1,000 -.4%
5-9	178,500	--	178,500	--	178,500	--
5-10	164,500	-1,000 -.6%	163,500	-1,000 -.6%	162,500	-2,000 -1%
5-12-N	401,000	2,000 .4%	403,000	35,000 8%	438,000	37,000 9%
" -S	208,200	-1,000 -.4%	207,200	19,000 9%	226,200	18,000 8%
5-13-N	750,500	-170,600 -22%	579,900	231,600 39%	811,500	61,000 8%
" -S	239,500	--	239,500	--	239,500	--
" -W	301,500	-3,000 -.9%	298,500	--	298,500	-3,000 -.9%
5-26	1,267,300	-35,000 -2%	1,232,300	-27,500 -2%	1,204,800	-62,500 -4%
5-27-N	754,000	20,500 2%	774,500	151,000 19%	925,500	171,500 22%
" -S	551,100	4,500 .8%	555,600	25,000 4%	580,600	29,500 5%

* Mass. Turnpike blocks excluded.

<u>Block</u>	<u>1955 \$ A.V.</u>	<u>1955-60 Increase</u>	<u>1960 \$ A.V.</u>	<u>1960-65 Increase</u>	<u>1965 \$ A.V.</u>	<u>1955-65 Increase</u>
5-28 -N	372,500	49,000 13%	421,500	65,000 15%	486,500	114,000 30%
" -S	271,500	28,500 10%	300,000	71,100 23%	371,100	99,600 36%
5-29 -N	231,200	22,000 9%	253,200	39,000 15%	292,200	61,000 26%
" -S	450,500	-14,700 -3%	435,800	33,000 7%	468,800	18,300 4%
9-H,10-1	140,000	24,000 17%	164,000	7,900 4%	171,900	31,900 22%
9-H ²	1,283,500	41,000 3%	1,324,500	58,000 4%	1,382,500	99,000 7%
10-2	3,250,400	-80,000 -2%	3,170,400	617,000 19%	3,787,400	536,000 16%
10-3	1,205,500	1,500 .1%	1,207,000	50,500 4%	1,257,500	52,000 4%
10-4 -N	804,000	82,400 10%	886,400	169,500 19%	1,055,900	251,900 31%
" -S	295,200	38,300 12%	333,500	164,000 49%	497,500	202,300 68%
11-1	1,093,000	26,500 2%	1,119,500	--	1,119,500	26,500 2%

	<u>G R A N D T O T A L S*</u>			<u>Increases--Total \$ A.V.</u>	
	<u>Total \$ A.V.</u>				
1955	\$154,336,600	1955-60		\$1,549,000	1.0%
1960	\$155,885,600	1960-65		\$9,163,000	5.8%
1965	\$165,048,600	1955-65		\$10,712,000	6.9%

* Mass. Turnpike blocks excluded.

NATIONAL INSERTABLE-TAB INDEXES ENABLE YOU TO
MAKE YOUR OWN SUBJECT ARRANGEMENT, USING PLAIN
INSERTS ON WHICH TO WRITE YOUR OWN CAPTIONS.

Made in U S A

Tax Exempt Parcels, by Block

Address, Area, Total A.V., Owner, and Clause

Renewal Planning
Back Bay Study
January 28, 1966

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>SQ. FEET</u>	<u>TOT. A.V.</u> <u>(\$100)</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
1-1	2565	Back Cor. Beacon	1,576	20,5	MDC	92
	2566	100 Beacon	6,802	393,0	Emerson College	31
	2568	104 Beacon	3,705	20,0	Fisher Jr. College	31
	2570	108 Beacon	6,000	40,0	Fisher Jr. College	31
	2571	112 Beacon	3,150	20,0	Fisher School	31
	2572	114 Beacon	3,000	20,0	Fisher School	31
	2573	116 Beacon	3,150	20,0	Fisher Jr. College	31
	2574	118 Beacon	6,000	60,0	Fisher School	31
	2578	126 Beacon	4,950	33,0	Emerson College	31
	2579	128 Beacon	4,050	30,0	Emerson College	31
	2580	130 Beacon	8,550	85,0	Emerson College	31
1-2-N	2797	303 Berkeley	3,136	22,0	Emerson College	31
	2798	145 Beacon	2,688	20,0	Emerson College	31
	2799	143 Beacon	2,191	19,0	Emerson College	31
	2802	137 Beacon	2,464	12,0	Gibson House Museum	32
	2805	131 Beacon	2,795	15,0	Fisher Jr. College	31
	2820	1 Arlington	4,351	71,0	Cath. Arch. of Bost.	32
	2820-1	SWS Arlington	69	,1	Com. of Mass.	2
1-2-S	2789	27 Marlborough	3,136	25,0	Boy Scouts of Am.	32

Tax Exempt Parcels, by Block - Page 2

Renewal Planning
Back Bay Study
January 28, 1966

Address, Area, Total A.V., Owner, and Clause

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>SQ. FEET</u>	<u>TOT. A.V.</u> <u>(\$100)</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
1-3-N	2838	299 Berk. at Marl.	15,680	289,2	First Luth. Church	11
	2844	24 Marlborough	2,240	16,0	The Work of God Corp.	33
	2845	22 Marlborough	2,240	16,0	The Work of God Corp.	33
1-3-S	2824	12 Arlington	8,901	125,0	Cath. Arch. of Boston	31
	2826	5 Commonwealth	9,960	60,0	Center, Adult Ed.	31
	2831	15 Commonwealth	6,225	100,0	Bost. Psychoan. Soc.	33
	2832	17 Commonwealth	3,735	35,0	Zionist House Inc.	32
	2834	21 Commonwealth	3,673	25,0	Chamberlayne	31
	2837	27 Commonwealth	10,463	90,0	Mass. Gen. Hosp.	33
1-4-N	2863	86 Marlborough	3,584	17,0	Fisher School	31
	2873	Marlborough	970	4,9	City of Boston	F
	2874	Mar. Cor. Berk.	18,630	228,0	First Unit. Church	11
1-4-S	2885	49 Commonwealth	3,237	50,0	Simmons College	31
	2886	51 Commonwealth	6,474	50,0	Simmons College	31
	2891	63 Commonwealth	3,237	25,0	Chamberlayne	31
1-5-N	2735	183 Beacon	2,352	20,0	Fisher Jr. College	31
	2736	181 Beacon	2,352	14,0	Fisher Jr. College	31
1-5-S	2756	53 Marlborough	4,940	30,0	French Library, Inc.	31
	2773	273-5 Clarendon	6,485	50,0	Episc. City Mission	33
	2774	277 Clarendon	1,458	13,5	Episc. City Mission	33
	2775	279 Clarendon	1,521	18,0	Episc. City Mission	33

Tax Exempt Parcels, by Block - Page 3

Renewal Planning
Back Bay Study
January 28, 1966

Address, Area, Total A.V., Owner, and Clause

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>SQ. FEET</u>	<u>TOT. A. V.</u> <u>(\$100)</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
1-6	2581	132 Beacon	4,500	72,0	Emerson College	31
	2590	150 Beacon	7,200	200,0	Emerson College	31
	2595	168 Beacon	4,596	28,0	Emerson College	31
1-7	2602	184 Beacon	3,806	22,0	Soc. of The Div. Word	33
	2626-1	. . Beacon	7,200	36,0	MDC	92
1-8-S	2707	105 Marlborough	2,781	18,0	Mary Brooks School	31
	2708	107 Marlborough	2,781	45,0	Mary Brooks School	31
1-9-N	2896	315 Dartmouth	5,936	50,0	Thorn Clinic	32
1-9-S	2934	131 Commonwealth	3,237	25,0	Boston Univ.	31
	2936	135 Commonwealth	3,237	25,0	Chamberlayne	31
	2937	151 Commonwealth	3,768	37,0	Common. School	31
	2938	303 Dartmouth	3,454	50,0	Common. School	31
1-10-N	2971	314 Dartmouth	4,204	100,0	Am. Nat'l Red Cross	16
	2972	312 Dartmouth	2,625	25,0	Rom. Cath. Church	31
1-10-S	2947	175 Commonwealth	3,610	25,0	Ch. of Jesus Christ	11
1-11-S	2658	199 Marlborough	3,360	200,0	Boston Univ.	31
	2679	328 Dartmouth	2,992	21,0	Notre Dame School	31
1-14-N	3294	347 Beacon	5,292	35,0	Human Engineer. Lab.	31

Tax Exempt Parcels, by Block - Page 4

Renewal Planning
Back Bay Study
January 28, 1966

Address, Area, Total A.V., Owner, and Clause

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>SQ. FEET</u>	<u>TOT. A.V.</u> <u>(\$100)</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
1-14-S	3321	(Rear), Exeter	585	,6	Work of God, Inc.	33
	3322	7 Exeter	1,980	19,0	Work of God, Inc.	33
	3337	251 Marlborough	2,968	14,0	Boston Univ.	31
1-15-S	3377	211 Commonwealth	6,474	35,0	St. Coletta School	31
1-16-N	3418	302 Marlborough	2,150	6,0	Mass. W.C.T.U., Inc.	35
1-16-S	3395	251 Commonwealth	3,486	24,0	Bost. Music School	31
	3398	257 Commonwealth	6,225	35,0	Am. Legion #324	5
	3400	263 Commonwealth	3,486	20,0	Am. Legion #270	5
	3404	273 Commonwealth	6,474	50,0	Am. Nat'l Red Cross	16
	3405	17 Gloucester	6,972	85,0	Am. Nat'l Red Cross	16
1-20-S	3535	347 Marlborough	2,240	10,0	Unit. Christ. Fellow.	11
1-21-S	3565	283 Commonwealth	3,486	21,0	Guild Hard of Hearing	33
	3571	297 Commonwealth	5,602	45,0	Soc. of Jesus	32
	3573	305 Commonwealth	3,984	19,0	Ahepa Char. Ed Corp.	33
1-22-S	3577	315 Commonwealth	3,237	16,0	Garland Jr. College	31
	3579	319 Commonwealth	2,988	25,0	Garland Jr. College	31
	3580	321 Commonwealth	2,988	30,0	Garland Jr. College	31
	3584	329 Commonwealth	3,112	32,0	Garland School	31
	3585	333-35 Common.	9,960	200,0	Carmelite Sisters	33
	3586	337 Commonwealth	2,988	17,0	Garl.Sch. Homemaking	31
	3587	339 Commonwealth	2,988	17,0	Garl.Sch. Homemaking	31

Address, Area, Total A.V., Owner and Clause

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>SQ.FEET</u>	<u>TOT.A.V.</u> <u>(\$100)</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
1-22-S	3588	341 Commonwealth	3,361	19,0	Garl.Sch. Homemaking	31
	3589	343 Commonwealth	3,735	19,0	Garl.Sch. Homemaking	31
	3592	349 Commonwealth	2,490	43,5	Garland Jr. College	31
1-24	3680	468 Beacon	5,400	30,0	Rom. Cath. Church	31
	3690	488 Beacon	3,400*	10,0	Wesley Found.	33
	3691	490 Beacon	3,508	20,0	Mt. Vernon Church	11
	3692	Beacon	15,000	245,0	Mt. Vernon Church	11
2-1-N	1210	36 Commonwealth	3,735	25,0	Srs. of St. Martha	32
2-1-S	1198	15 Newbury	22,093	450,0	Emmanuel Church	11
2-2-N	1245	28 Newbury	5,040	135,0	Chamberlayne School	31
2-2-S	1227	Arlington & Boyl.	18,032	700,0	Arl. St. Church	11
	1228	355 Boylston	2,688	50,0	Arl. St. Church	11
2-3B	1178	270 Boylston	1,407	110,0	Wom.Ed. & Ind. Union	31
	1179	264 Boylston	5,782	230,0	Wom.Ed. & Ind. Union	31
	1183	49-61 Providence	1,465	53,0	Wom.Ed. & Ind. Union	31
2-4D	1149	Columbus & Berk.	19,676	974,0	Salvation Army	33
2-1011A	1141	Clarendon	30,550	23,0	Mass. Turnpike Auth.	62
2-12-N	1117	350 Stuart	17,234	1,000,0	City of Boston	P
	1130	390 Stuart	15,600	450,0	U.S.A.	1
2-14	1103	Berk, Clar, Prov.	56,541	1,380,0	City of Boston	5

* = PARTIAL EXEMPTION

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>SQ. FEET</u>	<u>TOT. A.V.</u> <u>(\$100)</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
2-17-S	1279	Berk. & Newbury	17,360	360,0	Chu. of the Covenant	11
	1281	71 Newbury	2,800*	27,5	Soc. of Arts & Crafts	31
	1292	99-101 Newbury	5,376	485,0	Hist. Genealog. Soc.	31
	1294	233 Clarendon	3,360	35,0	Trinity Church	11
2-18-N	1345	148 Commonwealth	3,237	30,0	Chamberlayne School	31
	1346	146 Commonwealth	3,237	19,0	Boston Univ.	31
	1349	130 Commonwealth	3,237	22,0	Chamberlayne School	31
	1350	128 Commonwealth	3,237	22,0	Chamberlayne School	31
	1356	116 Commonwealth	3,486	25,0	Chamberlayne School	31
	1358	Commonwealth	17,990	250,0	First Baptist Church	11
2-18-S	1330	117 Newbury	2,632	35,0	Jr. League of Boston	31
2-19-N	1314	138 Newbury	2,688	55,0	Am. Cancer Soc.	32
	1320	120-6 Newbury	11,088*	365,0	Boston College	31
2-19-S	1303	565 Boylston	2,688	65,0	Community Church	11
	1304	569 Boylston	2,464	80,0	Aleppo' Holding Tr.	32
	1306	581 Boylston	5,376*	29,5	Bost. Wesleyan Ass.	32
2-20 ¹ / ₂	1089	Copley Square	28,399	852,0	City of Boston	F
2-21 ² / ₂	1091	Hunt. Clar. Trin.	45,642	1,900,0	Trinity Church	11

* = PARTIAL EXEMPTION

Address, Area, Total A.V., Owner and Clause

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>SQ. FEET</u>	<u>TOT.A.V.</u> <u>(\$100)</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
2-23A	1137	140 Clarendon	13,860	1,500,0	Boston Y.W.C.A.	32
4-25	1090	Hunt.Trin.St.Jas.	5,380	161,4	City of Boston	F
2-26	1082	Dart.Stuart.Trin	108,765	656,5	Mass.Turnpike Auth	62
2-27	1067	Dart.Stuart.Hunt.	32,854	328,0	Mass.Turnpike Auth	62
2-27A,11B	985	Dart.Stuart.Hunt.	391,486	898,0	Mass.Turnpike Auth	62
2-29	1051	688 Boylston	33,000	866,0	Boston Univ.	31
	1052	230 Dartmouth	72,484	4,145,0	City of Boston	I
2-30-N	1399	178 Newbury	8,400	190,0	Mass. Col.of Optom	31
	1407	162 Newbury	2,744*	10,0	Guild of Bos.Artists	32
2-30-S	1387	Dart/Boylston	19,376	735,0	Old South Church	11
	1388	645 Boylston	2,800	55,0	Old South Church	11
2-31-S	1376	181 Newbury	12,320*	35,0	First Saritval Temp	11
2-32-N	3252	232 Commonwealth	2,490	19,0	Chamberlayne School	31
	3269	196 Commonwealth	3,237	19,0	Reich Memorial Found.	11
2-32-S	3228	Exeter cor. Newbury	22,960	300,0	City of Boston	A
2-33-N	3201	200 Newbury	15,568	240,0	Com. of Mass.	2
	3219	230 Newbury	2,464	15,0	Household Nurs.	33
	3220	228 Newbury	2,464	15,0	Household Nurs.	32
	3221	226 Newbury	2,464	15,5	Household Nurs.	32
	3221-2	224 Newbury	2,464	14,8	Household Nurs.	32
	3222	222 Newbury	2,576	16,0	Household Nurs.	33
2-34N	3192	268-272 Common'lth	9,336	250,0	Chamberlayne School	31
	3193	260-66 Common'lth	12,200	100,0	Chamberlayne School	31

* = PARTIAL EXEMPTION

Address, Area, Total A.V., Owner and Clause

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>SQ. FEET</u>	<u>TOT.A.V.</u> <u>(\$100)</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
2-35-N	3153	260 Newbury	2,464	14,0	Bethany Union	32
	3154	258 Newbury	2,464	14,0	Bethany Union	32
	3155	256 Newbury	2,464	14,0	Bethany Union	32
2-35-S	3138	869-71 Boylston	4,931	260,0	Bentley School	31
3-11A-N	1013	Garrison	20,795	78,0	Mass.Turnpike Auth	62
	1014	Huntington	13,217	49,0	Mass.Turnpike Auth	62
3-11A-S	1005	Harcourt Ext/St.Botolph	1,023	2,5	Mass.Turnpike Auth	62
	1005-1	Harcourt Ext/St.Botolph	162	,4	Mass.Turnpike Auth	62
*3-12-N	919	S.E.S. Huntington	2,792	9,5	Mass. Turnpike Auth	62
	920	S.W.S. Garrison	11,964	42,0	Mass.Turnpike Auth	62
5-8	2391	136 St. Botolph	3,029	9,0	Jehovah's Witnesses	11
5-13-S	2322	Cumberland/St.Botolph	15,921	96,5	City of Boston	A
5-26	3043	Boylston/Mass. Ave.	7,434	129,0	Mass.Turnpike Auth	62
	3046	Newbury	5,720	75,0	M.T.A.	2
	3062	320 Newbury	7,260	70,0	Bost. Arch. Center	31
	3063	Boylston	2,273	2,3	City of Boston	C
	3064	941-43 Boylston	5,676	90,0	City of Boston	B
	3065	945-47 Boylston	10,486	160,0	City of Boston	P
	3066	Boylston	26,746	120,0	M.T.A.	2
5-27-N	3023	346 Commonwealth	2,614	12,0	Marian Centre, Inc.	11
	3038	314 Commonwealth	6,929 P.E.	79,0	Bost. Eve. Clinic	32
5-28-N	3073	298 Commonwealth	2,988	15,0	Chamberlayne Col.	31

Address, Area, Total A.V., Owner and Clause

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>SQ. FEET</u>	<u>TOT.A.V.</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
5-29-N	3113	298-300 Newbury	4,928	24,0	Soc. of Jesus	10
	3114	296 Newbury	2,464	12,0	Soc. of Jesus	10
	3115	294 Newbury	2,464	12,2	Soc. of Jesus	10
	3116	292 Newbury	2,464	12,0	Soc. of Jesus	10
5-29-S	3103	915-21 Boylston	5,600	160,0	Bentley School	31
	3104	925-25A Boylston	3,472	36,3	Bentley School	31
9-H,10-1	4155	Newbury & Mass.	181,687	1,090,1	Mass.Turnpike Auth	62
9-H ²	4164	Ipswich & Boylston	29,521	700,0	Franciscan Mission.	11
10-2	3801-1	Mass.Newbury	99	1,0	Mass.Turnpike Auth	62
	3806	415 Newbury	11,835	80,0	Seventh Day Advent	11
10-3	3818	373 Commonwealth	5,684	140,0	Bentley School	31
	3824	385 Commonwealth	2,233*	15,0	Ch. of Christ Sci.	11
	3834	407 Commonwealth	3,523	30,0	Garland School	31
	3835	409 Commonwealth	4,207	75,0	Garl. Sch. Homemak.	31
	3836	411 Commonwealth	4,415	35,0	Garl.Sch. Homemak,	31
	3837	413 Commonwealth	3,802	32.0	Garland School	32
	3838	415-19 Commonwealth	3,213	30,0	Garland School	32
	3839	24 Charlesgate East	5,391	45,0	Garland School	31
10-4-N	3870	459 Marlborough	19,601	400,0	Boston Univ.	32
	3871	531 Beacon	2,282	15,0	Boston Univ.	31
GRAND TOTAL 182 Parcels				\$29,430,300		

* = Partial Exemption

Tax Exempt Parcels, by Street Address
 Address, Total A.V., Owner, and Clause

Renewal Planning
 Back Bay Study
 February 17, 1966

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>TOT. \$ A.V.</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
1-2-N	2820-1	SWS Arlington St.	25,000	Com. of Mass.	2
1-2-N	2820	1 "	71,000	Cath. Arch. of Bos.	32
1-3-S	2824	12 "	125,000	"	31
2-2-S	1227	20 "	700,000	Arl. St. Church	11
1-1	2565	Beacon/Back St.	20,500	M.D.C.	92
1-7	2626-1	Vac. Lot, Beacon St.	36,000	"	92
1-1	2566	100 Beacon St.	393,000	Emerson College	31
1-1	2568	104 "	20,000	Fisher Jr. College	31
1-1	2570	108 "	40,000	"	31
1-1	2571	112 "	20,000	"	31
1-1	2572	114 "	20,000	"	31
1-1	2573	116 "	20,000	"	31
1-1	2574	118 "	60,000	"	31
1-1	2578	126 "	33,000	Emerson College	31
1-1	2579	128 "	30,000	"	31
1-1	2580	130 "	85,000	"	31
1-2-N	2805	131 "	15,000	Fisher Jr. College	31
1-6	2581	132 "	72,000	Emerson College	31
1-2-N	2802	137 "	12,000	Gibson House Museum	32
1-2-N	2799	143 "	19,000	Emerson College	31
1-2-N	2798	145 "	20,000	"	31
1-6	2590	150 "	200,000	"	31
1-6	2595	168 "	28,000	"	31

Address, Total A.V., Owner, and Clause

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>TOT. \$ A.V.</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
1-5-N	2736	181 Beacon St.	14,000	Fisher Jr. College	31
1-5-N	2735	183 "	20,000	"	31
1-7	2602	184 "	22,000	Soc. of the Div. Word	33
1-14-N	3294	347 "	35,000	Human Engineer Lab.	31
1-24	3680	468 "	30,000	Rom. Cath. Church	31
1-24	3690	488 "	10,000	Wesley Found.	33
1-24	3691	490 "	20,000	Mr. Vernon Church	11
1-24	3692	492 "	245,000	"	11
10-4-N	3871	531 "	15,000	Boston Univ.	31
2-14	1103	Berk/Clar/Prov.	1,380,000	City of Boston	5 5 11
1-4-N	2874	Berk/cor. Marl.	228,000	First Unit. Church	11 11
2-17-S	1279	Berk/Newbury	360,000	Ch. of the Covenant	11
1-3-N	2838	299 Berkeley	289,200	First. Luth. Church	11
1-2-N	2797	303 "	22,000	Emerson College	31
5-26	3063	Vac. Lot, Boylston St.	2,300	City of Boston	C
5-26	3043	" "	129,000	Mass. Turnpike Auth	62
5-26	3066	Boylston St.	120,000	M.T.A.	2
2-3B	1179	264 "	230,000	Wom. Ed & Ind. Union	31
2-3B	1178	270 "	110,000	"	31
2-2-S	1228	355 "	50,000	Arl. St. Church	11
2-19-S	1303	565 "	65,000	Community Church	11
2-19-S	1304	569 "	80,000	Aleppo Holding Tr.	32

Address, Total A.V., Owner, and Clause

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>TOT. \$ A.V.</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
2-19-S	1306	581 Boylston St.	29,500	Bos. Wesleyan Assoc	32
2-30-S	1388	645 "	55,000	Old So. Church	11
2-29	1051	688 "	866,000	Boston Univ.	31
2-35-S	3138	869-871 "	260,000	Bentley School	31
5-29-S	3103	915-921 "	160,000	"	31
5-29-S	3104	925 "	36,300	"	31
5-26	3064	941-943 "	90,000	City of Boston	B
5-26	3065	945-947 "	160,000	"	P
9-H ²	4164	1103 "	700,000	Franciscan Miss.	11
10-3	3839	24 Charlesgate East	45,000	Garland School	31
2-10,11A	1141	Vac. Lot, Clarendon St.	23,000	Mass. Turnpike	62
2-18-N	1358	Clarendon/Common'lth	250,000	First Bap. Church	11
2-21, 22	1091	20 Clarendon St.	1,900,000	Trinity Church	11
2-23A	1137	140 "	1,500,000	Boston YWCA	32
2-17-S	1294	233 "	35,000	Trinity Church	11
1-5-S	2773	273-275 "	50,000	Episc. City Miss.	33
1-5-S	2774	277 "	13,500	"	33
1-5-S	2775	279 "	18,000	"	33
2-4D	1149	Columbus Ave/ Berk.	974,000	Salvation Army	33



Address, Total A.V., Owner, and Clause

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>TOT. \$ A.V.</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
1-3-S	2826	5 Commonwealth Ave.	60,000	Adult Ed. Center	31
1-3-S	2831	15 "	100,000	Bos. Psychoan. Soc.	33
1-3-S	2832	17 "	35,000	Zionist House Inc.	32
1-3-S	2834	21 "	25,000	Chamberlayne	31
1-3-S	2837	27 "	90,000	Mass. Gen. Hosp.	33
2-1-N	1210	36 "	25,000	Sis. of St. Martha	32
1-4-S	2885	49 "	50,000	Simmons College	31
1-4-S	2886	51 "	50,000	"	31
1-4-S	2891	63 "	25,000	Chamberlayne	31
2-18-N	1356	116 "	25,000	"	31
2-18-N	1350	128 "	22,000	"	31
2-18-N	1349	130 "	22,000	"	31
1-9-S	2934	131 "	25,000	Boston Univ.	31
1-9-S	2936	135 "	25,000	Chamberlayne	31
2-18-N	1346	146 "	19,000	Boston Univ.	31
2-18-N	1345	148 "	30,000	Chamberlayne	31
1-9-S	2937	151 "	37,000	Common. School	31
1-10-S	2947	175 "	25,000	Ch. of Jesus Christ	11
2-32-N	3269	196 "	19,000	Reich Memorial Fnd.	11
1-15-S	3377	211 "	35,000	St. Coletta Sch.	31
2-32-N	3252	232 "	19,000	Chamberlayne	31
1-16-S	3395	251 "	24,000	Bost. Music Sch.	31
1-16-S	3398	257 "	35,000	Am. Legion #324	5

Address, Total A.V., Owner, and Clause

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>TOT. \$ A.V.</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
2-34-N	3193	260-266 Commonw'lth	100,000	Chamberlayne	31
1-16-S	3400	263 Commonwealth Ave.	20,000	Am. Legion #270	5
2-34-N	3192	268-272 "	250,000	Chamberlayne	31
1-16-S	3404	273 "	50,000	Am. Nat'l Red Cross	16
1-21-S	3565	283 "	21,000	Guild, Hard of Hear.	33
1-21-S	3571	297 "	45,000	Soc. of Jesus	32
5-28-N	3073	298 "	15,000	Chamberlayne	31
1-21-S	3573	305 "	19,000	Ahepa Char.Ed.Corp.	33
5-27-N	3038	314 "	79,000	Bos. Eve. Clinic	32
1-22-S	3577	315 "	16,000	Garland Jr. College	31
1-22-S	3579	319 "	25,000	"	31
1-22-S	3580	321 "	30,000	"	31
1-22-S	3584	329 "	32,000	"	31
1-22-S	3585	333-335 "	200,000	Carmelite Sisters	33
1-22-S	3586	337 "	17,000	Garl. Sch. Homemak.	31
1-22-S	3587	339 "	17,000	"	31
1-22-S	3588	341 "	19,000	"	31
1-22-S	3589	343 "	19,000	"	31
5-27-N	3023	346 "	12,000	Marian Center	11
1-22-S	3592	349 "	43,500	Garland Jr. College	31
10-3	3818	373 "	140,000	Bentley School	31
10-3	3824	385 "	15,000	Ch. of Christ Sci.	11
10-3	3834	407 "	30,000	Garland School	31
10-3	3835	409 "	75,000	"	31

Address, Total A.V., Owner, and Clause

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>TOT. \$ A.V.</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
10-3	3836	411 Commonwealth	35,000	Garland School	31
10-3	3837	413 "	32,000	"	32
10-3	3838	415-419 "	30,000	"	32
2-20, 20 $\frac{1}{2}$	1089	Copley Square	852,000	City of Boston	F
5-13-S	2322	Cumberland/St.Bot.	96,500	City of Boston	A
2-26	1082	Dart./Stuart/Trin.	656,500	Mass.Turnpike Auth.	62
2-27	1067	Dart./Stuart/Hunt.	328,000	"	62
2-27A, 11B	985	"	898,000	"	62
2-30-S	1387	Darmouth/Boylston	735,000	Old South Church	11
2-29	1052	230 "	4,145,000	City of Boston	I
1-9-S	2938	303 Dartmouth	50,000	Common School	31
1-10-N	2972	312 "	25,000	Rom. Cath. Church	31
1-10-N	2971	314 "	100,000	Am.Nat'l Red Cross	16
1-9-N	2896	315 "	50,000	Thorn. Clinic	32
1-11-S	2679	328 "	21,000	Notre Dame School	31
2-32-S	3228	Exeter/Newbury	300,000	City of Boston	A
1-14-S	3321	" (rear)	600	Work of God, Inc	33
1-14-S	3322	7 "	19,000	"	33
1-16-S	3405	17 Gloucester St.	85,000	Am.Nat'l Red Cross	16

Address, Total. A.V., Owner, and Clause

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>TOT. \$ A.V.</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
3-11A-N	1013	Vac.Lot,Huntington	78,000	Mass.Turnpike Auth.	62
3-11A-N	1014	"	49,000	"	62
3-12-N	919	"	9,500	"	62
3-12-N	920	"	42,000	"	62
2-25	1090	Hunt/Trin/St.James	161,400	City of Boston	F
1-4-N	2873	Marlborough St.	4,900	City of Boston	F
1-3-N	2845	22 "	16,000	The Work of God Corp.	33
1-3-N	2844	24 "	16,000	"	33
1-2-S	2789	27 "	25,000	Boy Scouts of Am.	32
1-5-S	2756	53 "	30,000	French Library,Inc.	31
1-4-N	2863	86 "	17,000	Fisher School	31
1-8-S	2707	105 "	18,000	Mary Brooks Sch.	31
1-8-S	2708	107 "	45,000	"	31
1-11-S	2658	199 "	200,000	Boston Univ.	31
1-14-S	3337	251 "	14,000	"	31
1-16-N	3418	302 "	6,000	Mass. W.C.T.U. Inc.	35
1-20-S	3535	347 "	10,000	Unit.Christ.Fellow	11
10-4-N	3870	459 "	400,000	Boston Univ.	32
9-H, 10-1	4155	Vac.Lot,Newb/Mass.	1,090,100	Mass. Turnpike	62
10-2	3801-1	" "	1,000	"	62

Address, Total A.V., Owner and Clause

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>TOT. \$ A.V.</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
5-26	3046	Vac.Lot, Newbury	75,000	M. T. A.	2
2-1-S	1198	15 Newbury St.	450,000	Emmanuel Ch.	11
2-2-N	1245	28 "	135,000	Chamberlayne Sch.	31
2-17-S	1281	71 "	27,500	Soc.of Arts&Crafts	31
2-17-S	1292	99-101 "	485,000	Hist. Geneolog.Soc.	31
2-18-S	1330	117 "	35,000	Jr. League of Boston	31
2-19-N	1320	120-126 "	365,000	Boston College	31
2-19-N	1314	138 "	55,000	Am.Cancer Soc.	32
2-30-N	1407	162 "	10,000	Guild of Boston Artists	32
2-30-N	1399	178 "	190,000	Mass.Coll. of Optom.	31
2-31-S	1376	181 "	35,000	First Spiritual Temp.	11
2-33-N	3201	200 "	240,000	Comm. of Mass.	2
2-33-N	3222	222 "	16,000	Household Nurs.	33
2-33-N	3221-2	224 "	14,800	"	32
2-33-N	3221	226 "	15,500	"	32
2-33-N	3220	228 "	15,000	"	32
2-33-N	3219	230 "	15,000	"	33
2-35-N	3155	256 "	14,000	Bethany Union	32
2-35-N	3154	258 "	14,000	"	32
2-35-N	3153	260 "	14,000	"	32
5-29-N	3116	292 "	12,000	Soc.of Jesus	10

Address, Total A.V., Owner and Clause

<u>BLOCK</u>	<u>PARCEL</u>	<u>STREET ADDRESS</u>	<u>TOT. \$ A.V.</u>	<u>CURRENT OWNER</u>	<u>CLAUSE</u>
5-29-N	3115	294 Newbury Street	12,000	Soc.of Jesus	10
5-29-N	3114	296 "	12,000	"	10
5-29-N	3113	298-300 "	24,000	"	10
5-26	3062	320 "	70,000	Bost.Arch.Ctr.	31
10-2	3806	415 "	80,000	Seventh Day Advent.	11
2-3B	1183	49-61 Providence St	53,000	Wom.Ed.&Ind.Union	31
3-11A-S	1005	Saint Botolph St.	2,500	Mass. Turnpike	62
3-11A-S	1005-1	"	400	"	62
5-8	2391	136 "	9,000	Jehovah's Witness	11
2-12-N	1117	350 Stuart St.	1,000,000	City of Boston	P
2-12-N	1130	390 "	450,000	U. S. A.	1

Vacant Parcels

Renewal Planning
Back Bay Study
January 24, 1965

Address, Area, A.V., Owner, and Tax Status

<u>Block</u>	<u>Parcel</u>	<u>Address</u>	<u>Sq. Feet</u>	<u>Land \$</u>	<u>Owner</u>
1-1	2565	Back Cor. Beacon	1,576	20,500*	M.D.C.
1-2-N	2820-1	In R.O.W., Beacon St.	69	100*	Comm. of Mass.
1-4-N	2873	66 Marlborough St.	970	4,900*	City of Boston
1-7	2626-1	In R.O.W., Dartmouth St.	7,200	36,000*	M.D.C.
1-9-S	2921	260 Clarendon St.	9,837	88,500	Guthor, Inc.
	2922	Commonw. & Clarendon	4,605	16,100	Guthor, Inc.
1-10-S	2940	Commonw. & Dartmouth	4,701	16,500	Edwin Webster
1-14-S	3321	Exeter St. (Rear)	585	600*	Work of God, Inc.
1-19	3509	Beacon & Hereford	4,725	14,200	Geo. Rohrbough
1-21-N	3563	14 Gloucester	540	500	Morris Kalman
2-1-N	1222	10 Commonwealth	3,361	17,000	G. & P. Corp.
	1223	8 Commonwealth	3,610	18,000	G. & P. Corp.
	1224	6 Commonwealth	3,486	21,000	Gerald Blakely, Etal
	1226	2 Commonwealth	4,357	52,300	Gerald Blakely, Etal
2-2-N	1252	Newbury St.	3,136	47,000	Gerald Blakely, Etal
	1253	Newbury St.	5,576	83,000	Gerald Blakely, Etal
2-3A	1190	210-212 Boylston St.	3,520	52,800	Evelyn Richmond
2-3A	1191	202-208 Boylston St.	7,087	106,300	Evelyn Richmond
	1192	194-200 Boylston St.	6,538	98,000	Bertram Druker
	1193	190-192 Boylston St.	2,684	40,300	Bertram Druker
	1194	180-188 Boylston St.	4,956	74,400	Evelyn Richmond

* = TAX EXEMPT

<u>Block</u>	<u>Parcel</u>	<u>Address</u>	<u>Sq. Feet</u>	<u>Land \$</u>	<u>Owner</u>
2-10,11A	1141	Clarendon St.	30,550	23,000 *	Mass. Turnpike Auth.
	1142	Clarendon, Stanhope	1,012	5,000	Samuel Robinson
	1143	Stanhope St.	1,278	22,500	Samuel Robinson
	1144	Stanhope St.	7,315	45,000	Samuel Robinson
2-12-N	1131	Stuart St.	9,617	110,600	Liberty Mutual Ins.Co.
2-20,20½	1089	Copley Sq.	28,399	852,000 *	City of Boston
2-23	1134	6 Trinity Place	17,760	266,400	John Hancock Life Ins.
	1135	St. James Ave.	11,000	105,000	John Hancock Life Ins.
2-23A	1139	Trinity Place	6,874	37,400	General Land Corp.
2-25	1090	Trinity, St. James	5,380	161,400 *	City of Boston
2-26	1082	Dart, Stuart, Trinity	108,765	656,500	Mass. Turnpike Auth.
	1083	Stanhope St.	116	1,100	Samuel Robinson
2-27	1067	Dart, Stuart, Huntington	32,854	328,000 *	Mass. Turnpike Auth.
2-27A,11B	985	Hunt, Stuart, Dart.	391,486	898,000 *	Mass. Turnpike Auth.
2-29	1048	21 Blagden St.	2,150	4,300	Boston Public Lib.
	1049	23 Blagden St.	2,150	4,300	Boston Public Lib.
	1050	25-27 Blagden St.	15,300	91,400	Boston Public Lib.
2-30-S	1396	675 Boylston St.	2,800	36,400	Webster Atlas Bldg.
2-31-S	1362	153 Newbury St.	2,800	22,400	Aroline Gove
	1363	155 Newbury St.	2,744	22,000	Aroline Doty, Etal.
	1384	284 Dartmouth St.	1,760	17,000	Lydia Gove
	1385	282 Dartmouth St.	1,560	15,600	Aroline Gove
	1386	280 Dartmouth St.	1,760	17,600	Aroline Gove

* = TAX EXEMPT

<u>Block</u>	<u>Parcel</u>	<u>Address</u>	<u>Sq. Feet</u>	<u>Land \$</u>	<u>Owner</u>
3-11A-N	1013	Garrison St.	20,795	78,000 *	Mass. Turnpike Auth.
	1014	Huntington Ave.	13,217	49,000 *	Mass. Turnpike Auth.
3-11A-S	1005	Harcourt & St. Botolph	1,023	2,500 *	Mass. Turnpike Auth.
	1005-1	Harcourt & St. Botolph	162	400 *	Mass. Turnpike Auth.
3-12-N	919	S.E.S. Huntington Ave.	2,792	9,500 *	Mass. Turnpike Auth.
	920	S.W.S. Garrison St.	11,964	42,000 *	Mass. Turnpike Auth.
5-26	3043	Boylston & Mass. Ave.	7,434	129,000 *	Mass. Turnpike Auth.
	3063	Boylston St.	2,273	2,300	City of Boston
5-27-S	3010	Newbury St.	3,360	7,600	Robert Kusson
9-H,10-1	4155	Newbury & Mass. Ave.	181,687	1,090,100 *	Mass. Turnpike Auth.
	4161	1085-87 Boylston St.	7,087	31,900	Louis Cohen
9-H ²	4168	Charlesgate East	2,895	2,500	Fenmore Apts.
	4169	Charlesgate East	5,011	4,000	Fenmore Apts.
10-2	3801-1	Mass. & Newbury	99	1,000 *	Mass. Turnpike Auth.
	3802	Newbury St.	2,009	4,000	Harvard Club of Boston
	3803	Newbury St.	1,935	3,900	Harvard Club of Boston
	3804	Newbury St.	1,935	3,900	Harvard Club of Boston
	3805	Newbury St.	1,958	3,900	Harvard Club of Boston
	3807	Newbury St.	8,190	16,400	Cleveland Hotel Corp.
	3808	Newbury St.	9,900	19,800	Cleveland Hotel Corp.
	3811	Commonwealth Ave.	7,254	43,500	Cleveland Hotel Corp.
GRAND TOTAL:		65	1,061,529	6,096,100	

* = TAX EXEMPT

Land Value Changes, 1955 to 1965, per Parcel

Renewal Planning

Back Bay Study

Address, \$ Land A.V. for 1955 and Subsequent Years

February 15, 1966

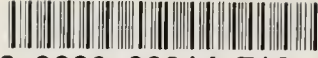
<u>Block</u>	<u>Parcel</u>	<u>Street Address</u>	<u>Assessed Value - \$ Land</u>		
			<u>1955</u>	<u>Subsequent Years</u>	
1-6	2598	176 Beacon St.	16,200	28,500 40,500	(1964) (1965)
	2599	178 Beacon St.	18,100	32,000 45,000	(1964) (1965)
	2600	180 Beacon St.	22,600	32,000 45,000	(1964) (1965)
1-18	3487	350 Beacon St.	12,500	15,000	(1958)
1-19	3509	Vac. Lot, Beacon St.	14,200	23,600	(1965)
1-22	3575	311 Commonwealth Ave.	14,000	10,500	(1958)
2-1	1199	29-31 Newbury St.	66,900	56,600	(1959)
	1200	33 Newbury St.	27,600	23,400	(1959)
	1203	39-47 Newbury St.	149,600	141,600	(1961)
	1222	10 Commonwealth Ave.	10,100	17,000	(1963)
	1223	8 Commonwealth Ave.	10,800	18,000	(1963)
	1224	6 Commonwealth Ave.	13,900	21,000	(1963)
	1231	379-381 Boylston St.	59,300	49,300	(1959)
	1242	36 Newbury St.	30,200	26,200	(1960)
2-2	1252	Vac. Lot, Newbury St.	47,000	42,000 47,000	(1959) (1965)
	1253	Vac. Lot, Newbury St.	84,000	74,000 83,000	(1959) (1965)
	1255	2 Newbury St.	92,000	82,000	(1957)
	1256	17 Arlington St.	45,200	24,600	(1960)
2-3A	1185	236-240 Boylston St.	278,500	267,500 239,000	(1958) (1961)
	1186	230 Boylston St.	79,200	68,800	(1958)

<u>Block</u>	<u>Parcel</u>	<u>Street Address</u>	<u>Assessed Value - \$ Land</u>		
			<u>1955</u>	<u>Subsequent Years</u>	
2-3A	1187	224-226 Boylston St.	79,500	69,200	(1958)
	1188	218-222 Boylston St.	150,000	114,400	(1956)
				99,400	(1959)
				84,400	(1960)
	1189	214-216 Boylston St.	67,600	63,000	(1958)
				57,000	(1959)
				52,000	(1960)
	1190	210-212 Boylston St.	67,600	63,000	(1958)
				59,800	(1962)
				87,000	(1964)
				52,800	(1965)
	1191	202-208 Boylston St.	132,600	127,600	(1958)
				120,500	(1962)
				177,000	(1964)
				106,300	(1965)
	1192	194-200 Boylston St.	242,000	196,200	(1958)
				98,000	(1965)
	1193	190-192 Boylston St.	99,300	80,500	(1958)
				40,300	(1965)
	1194	180-188 Boylston St.	248,800	178,200	(1956)
				173,500	(1958)
				153,500	(1959)
				127,800	(1960)
				74,400	(1965)
2-3B	1170	308-310 Boylston St.	130,000	122,900	(1958)
	1171	304-306 Boylston St.	152,000	122,000	(1957)
				132,400	(1958)
	1172	292-300 Boylston St.	200,000	122,900	(1958)
	1175	280 Boylston St.	68,000	72,900	(1958)
				68,800	(1959)
	1176	276 Boylston St.	68,400	73,400	(1958)
	1177	272-274 Boylston St.	81,900	79,000	(1958)
	1179	264 Boylston St.	173,500	144,500	(1958)

<u>Block</u>	<u>Parcel</u>	<u>Street Address</u>	<u>Assessed Value - \$ Land</u>		
			<u>1955</u>	<u>Subsequent Years</u>	
2-3B	1180	256-258 Boylston St.	77,400	72,800	(1958)
	1182	246-250 Boylston St.	238,800	179,100	(1958)
2-3C	1157	211-217 Berkley St.	800,700	779,700	(1958)
	1160	396 Boylston St.	75,200	65,200	(1957)
				64,200	(1960)
	1161	392-394 Boylston St.	109,400	74,740	(1958)
	1162	384-390 Boylston St.	145,800	112,500	(1958)
	1163	380 Boylston St.	72,800	56,200	(1958)
				52,200	(1960)
	1164	372-378 Boylston St.	208,800	187,500	(1958)
	1169	330-334 Boylston St.	650,000	437,000	(1960)
				350,000	(1961)
2-12	1131	Vac. Lot, Stuart St.	134,600	110,600	(1958)
2-15	1092	205 Clarendon St.	495,000	385,300	(1959)
2-17	1277	58 Commonwealth Ave.	9,300	7,300	(1962)
2-19	1307	585-591 Boylston St.	161,300	121,000	(1956)
	1308	601 Boylston St.	34,200	157,000	(1960)
	1312	265-275 Dartmouth St.	131,700	169,300	(1958)
	1323	114 Newbury St.	28,000	23,000	(1958)
				18,000	(1959)
	1324	112 Newbury St.	28,000	23,000	(1959)
				21,000	(1961)
				19,000	(1964)
	1325	110 Newbury St.	20,400	19,400	(1961)
				18,400	(1964)
2-23	1134	Vac. Lot, Trinity Pl.	301,900	226,400	(1959)
	1135	Vac. Lot, St. James Ave.	110,000	105,000	(1959)
2-30	1397	683-691 Boylston St.	257,000	166,300	(1958)
	1401	174 Newbury St.	20,000	17,100	(1957)

<u>Block</u>	<u>Parcel</u>	<u>Subject Address</u>	<u>Assessed Value - \$ Land</u>		
			<u>1955</u>	<u>Subsequent Years</u>	
2-31	1361	278 Dartmouth St.	50,100	46,200 41,900	(1958) (1960)
	1364	157 Newbury St.	21,200	18,600 21,200	(1961) (1962)
	1369	167 Newbury St.	14,000	18,800	(1961)
	1384	284 Dartmouth St.	19,400	17,000	(1960)
	1385	282 Dartmouth St.	17,200	15,600	(1958)
	1386	280 Dartmouth St.	19,400	17,600	(1958)
2-35	3128	801-807 Boylston St.	40,400	33,700	(1958)
3-11A	1012	8-16 Garrison St.	22,800	19,500	(1958)
3-12	901	261 West Newton	6,400	5,500	(1958)
5-13	2304	200-220 Huntington Ave.	241,400	180,000	(1962)
5-28	3075	294 Commonwealth Ave.	6,700	9,000	(1958)
	3087	287 Newbury St.	4,900	7,400	(1958)
10-4	3872	527-529 Beacon St.	4,100	8,200	(1961)

BOSTON PUBLIC LIBRARY



3 9999 06314 713 4



Report Binder
Stock No./Color

80571	Black
80572	Lt. Blue
80573	Dk. Blue
80578	Rust
80579	Exec. Red

MADE IN THE USA

